LENARD E. SCHWARTZER
2850 S. Jones Blvd., Ste 1
Las Vegas, NV 89146
(702) 307-2022

TRUSTEE

UNITED STATES BANKRUPTCY COURT

DISTRICT OF NEVADA

In re LORENZO S HERRERA JOSEFINA HERRERA Debtor(s)	Case No. BK-S 13-10910-MKN IN PROCEEDINGS UNDER CHAPTER 7 TRUSTEE'S REPORT OF SALE (9047 Herring Cove Avenue, Las Vegas, Nevada)

The Trustee, LENARD E. SCHWARTZER, reports he has received $199,000.00 from the sale of 9047 Herring Cove Avenue, Las Vegas, Nevada, pursuant to Order of this Court entered September 5, 2013 [Dkt. 47]. A copy of the Final Settlement Statement (HUD-1) is attached hereto, marked Exhibit "1" and incorporated herein by reference. The estate was paid $6,488.77.00 as a bankruptcy release fee from which $395 was paid as a Court-approved document fee.

Dated: November 7, 2016

LENARD E. SCHWARTZER
Trustee

EXHIBIT "1"

EQUITY TITLE OF NEVADA
8850 W. Sunset Rd., Suite 100, Las Vegas, NV 89148
Phone: (702) 685-3388 Fax: (702) 685-8873

Closing Statement
FINAL

Escrow No: 16510242 - 051 JHE **Close Date:** 10/27/2016 **Proration Date:** 10/27/2016 **Date Prepared:** 10/31/2016

Buyer(s)/Borrower(s): Redcloud Properties LLC, a Nevada limited liability company
Seller(s): Lenard E. Schwartzer Bankruptcy Trustee FBO Lorenzo S. Herrera and Josefina Herrera

Property: 9047 Herring Cove Avenue
Las Vegas, NV 89178

Seller Debit	Seller Credit	Description	Buyer Debit	Buyer Credit
		TOTAL CONSIDERATION:		
	199,000.00	Total Consideration	199,000.00	
		ESCROW CHARGES:		
899.00		Escrow Fee to Equity Title of Nevada	600.00	
		RECORDING FEES:		
41.00		Recording Fees to Equity Title of Nevada	18.00	
10.00		E-Recording Fees to Equity Title of Nevada	5.00	
1,014.90		County Transfer Tax to Equity Title of Nevada		
		ADDITIONAL CHARGES:		
1,678.28		Trash to Republic Services of Southern		
		Property Taxes to Clark County Treasurer	680.48	
237.09		Sewer to Clark County Water Reclaimatio		
3,180.00		HOA to Alessi & Koenig, LLC	225.00	
250.00		HOA Demand to Asset Management Realty Adviso		
		BK Release fee to Lenard E Schwartzer, Trustee	4,605.00	
		Document Fee to Asset Management Realty Adviso	395.00	
		Capital Contribution to Arlington West Twilight HOA	200.00	
		Buyers Advanced Assessments to Arlington West Twilight HOA	47.00	
		Hard Cost pre-collection notic to HOA Lawyers Group	100.00	
		PRORATIONS AND ADJUSTMENTS:		
	241.95	County Taxes from 10/27/2016 to 1/1/2017 based on the Annual amount of $1,360.96	241.95	
		Closing Funds		207,827.28
1,488.77		Seller Incentive		
		COMMISSIONS:		
11,940.00		Commission		
		$6,965.00 to Asset Management Realty Advisors		
		$4,975.00 to Elegant Properties LLC		
		Realtor Doc Fee to Elegant Properties LLC	395.00	
		Listing Agent Credit to Buyer	(100.00)	
		PAYOFFS:		
178,502.91		Payoff to Caliber Home Loans		
		Principal balance 178,502.91		
		TITLE CHARGES:		
		Owners Policy $199,000.00 to Equity Title of Nevada	1,012.00	
199,241.95	199,241.95	Sub Totals	207,424.43	207,827.28
	0.00	Balance Due From Seller / Refund Due Buyer	402.85	
199,241.95	199,241.95	Totals	207,827.28	207,827.28